



QUALITY DETACHED OFFICE AND INDUSTRIAL BUILDING
IN THE HEART OF ABERDEEN'S ENERGY TRANSITION ZONE
WITH SUBSTANTIAL YARD

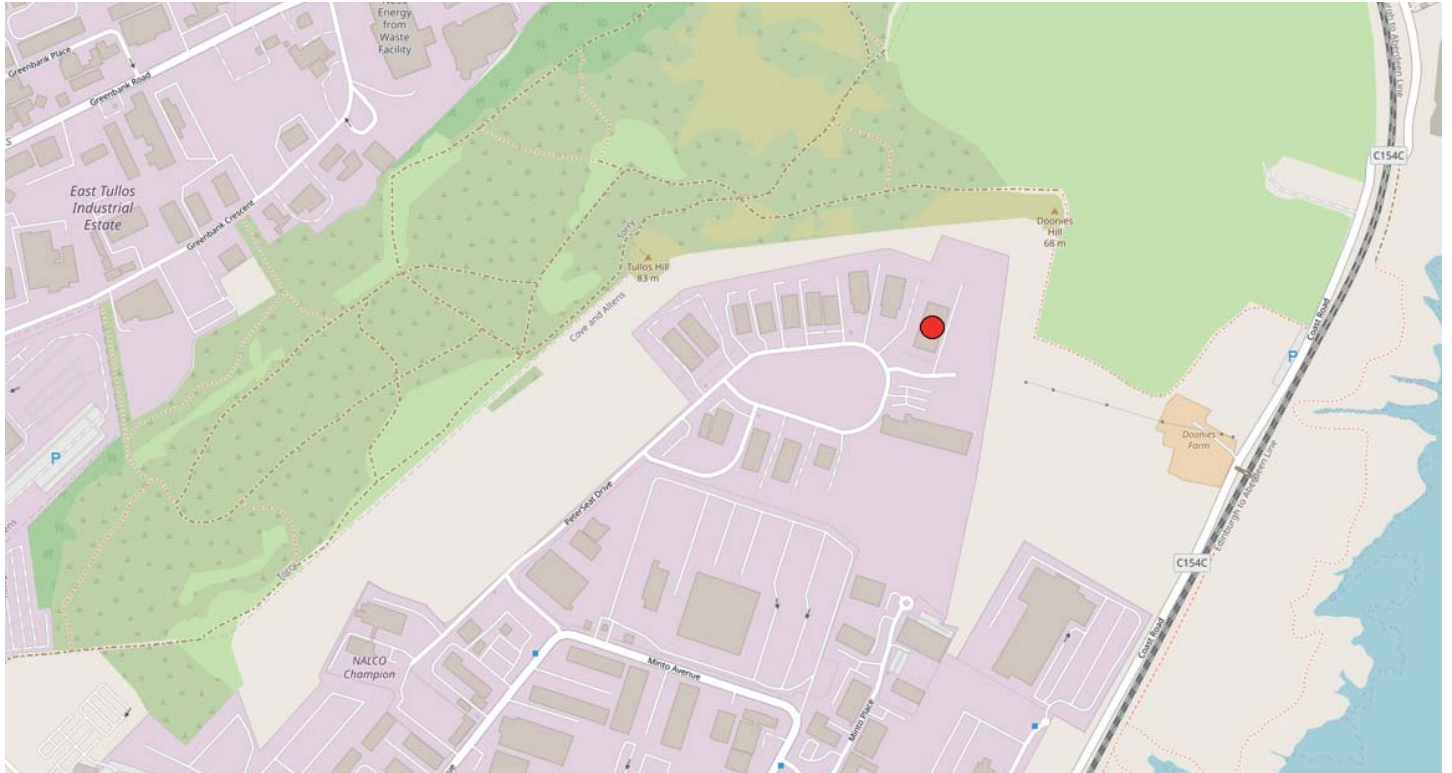


TO LET / FOR SALE
Unit 8, Peterseat Park

Altens, Aberdeen, AB12 3HT | 2,164.6 sq.m (23,300 sq.ft) approx

To request a viewing call us on 01224 572661

FGBURNETT.CO.UK



LOCATION

Aberdeen is recognised as a major international centre within the worldwide energy sector and is a major contributor to the Scottish and UK economies. The city is the European hub for oil and gas exploration and production in the North Sea. Expertise and techniques developed in Aberdeen are now exported and adopted in energy provinces worldwide. In addition, Altens Industrial Estate is now deemed part of Aberdeen's Energy Transition Zone (ETZ) and this should lead to increased activity in the renewables and net zero sphere. Road connections to the Port of Aberdeen, South Harbour are likely to be improved.

Situated in Altens Industrial Estate, Unit 8 forms part of Peterseat Park – a modern addition to one of Aberdeen's most established industrial areas. Enhanced by the AWPR, road communications to the South and all parts of the city are excellent as are links to the city's railway and harbour facilities, including recently opened Port of Aberdeen, South Harbour. Amongst others, occupiers situated in Peterseat Park include RS Components, Aalco Metals, Wartsila UK and Glacier Energy Services.

DESCRIPTION

- Quality office and industrial building on a substantial site with secure yard
- Steel portal frame construction with pitched roof incorporating translucent panels
- Concrete block walls to dado level with profiled cladding above

OFFICE

- Two storey to the front of the building
- Flexible open plan office space with kitchen and toilet facilities
- Internal finish is to a high standard including raised floors, double glazing, full decoration, suspended ceilings, category 2 light fitments and gas central heating

WAREHOUSE

- Concrete floor
- High bay lighting
- 3 phase electricity
- Eaves height of 6m (approx)
- Vehicular access via electric up-and-over roller shutter doors

YARD

- Concrete and hardcore surfaced and secured by way of a gate and post and wire fencing.

PROPERTY DETAILS

Building	Floor Areas*		Yard (up to)	
Plot 8				
- Office	631.7 sq.m	6,800 sq.ft	13,360 sq.m	143,806 sq.ft
- Warehouse	1,532.9 sq.m	16,500 sq.ft		

* The floor areas have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition). All measurements are approximate.

SITE AREA & YARD

Plot 8 extends to approx 3.87 acres with a yard of approx 3 acres. The entire plot is available to a single occupier although requirements with a smaller yard requirement can be accommodated.

LEASE TERMS

Available for lease on FRI terms for a period to be agreed. Any medium to long term commitment will incorporate periodic upwards only rent reviews.

PRICE

On application.

RATEABLE VALUE

The property and site as identified has a Rateable Value of £249,000. This will decrease depending on the extent of yard required.

RATES DETAIL

Any incoming occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

EPC

The building has an EPC of C32. As this meets the Energy Performance equivalent to that set by the 2002 Building Regulations, we understand that an S63 Action Plan is not required.

VAT

Any rent or price quoted is exclusive of VAT.

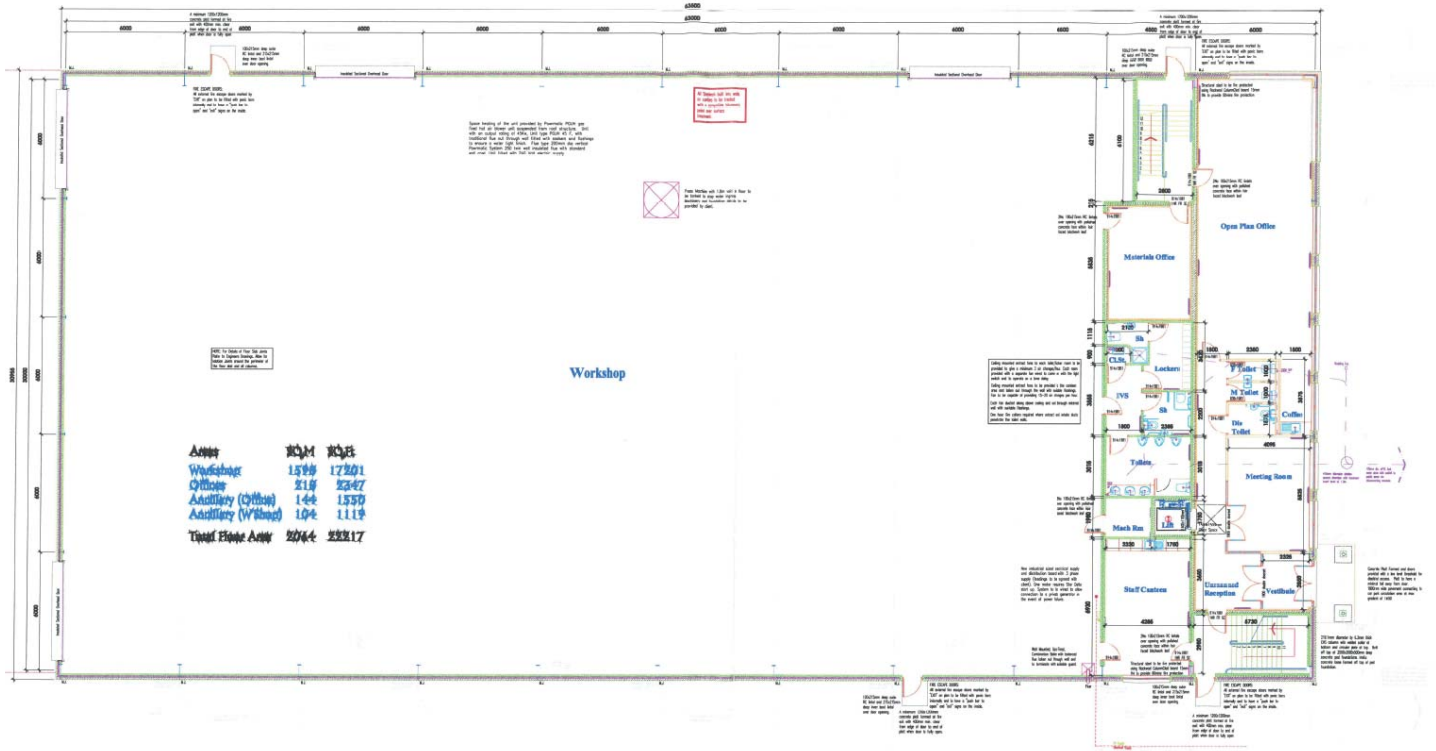
LEGAL COSTS

Each party will be responsible for their own legal costs. The incoming occupier will be responsible for any LBTT and Registration Dues applicable.



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Ground Floor Plan

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ANTI MONEY LAUNDERING (AML)

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on both the purchasers and vendors. Accordingly, a successful bidder will be required to provide detailed financial and corporate information and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.



JONATHAN NESBITT

t. 01224 597531

e. jonathan.nesbitt@fgburnett.co.uk

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